



ZONING ADMINISTRATOR
NOTICE OF DECISION

Date: April 4, 2013
Applicant: Vista Consulting Associates, LLC
Case No.: DRC-12-14
Address: 282 Landis Avenue
Project Planner: Caroline Young

Notice is hereby given that on April 4, 2013, the Zoning Administrator considered Design Review Permit (DRC) application (DRC-12-14), filed by Vista Consulting Associates, LLC ("Applicant"). The Applicant requests DRC approval to construct a 2,357 square-foot two story building and 304 square-foot carport attached to the front of the existing building for additional office space. The Project is located at 282 Landis Avenue ("Project Site") and is owned by Vista Consulting Associates, LLC ("Property Owner"). The Project Site is zoned Urban Core Specific Plan West Village (V-3) with a General Plan designation of Mixed-Use Residential (MUR). The Project is more specifically described as follows:

The Applicant proposes to add a 2,357 square-foot two story building and 304 square foot carport attached to the front of the existing building for additional office space. The site currently has a 1,186 one-story office building and a detached 278 square foot office located in the rear of the property adjacent to the alleyway. The total square footage of office space on the site will consist of 3,824 square feet. Beyond the proposed 304 square foot carport are two additional tandem parking spaces for a total of three parking spaces along the driveway. Another parking space is located off of the alleyway. The proposed building consists of a decorative entry, steel overhang canopy, large window frames, and a decorative flat roof molding. The existing building will be upgraded by replacing the gable roof to the decorative flat roof molding and painted to match the proposed addition. Other site improvements include enhanced landscaping provided throughout the site, as well as a new trash enclosure located adjacent to the alley.

The following Project Data Table shows the development regulations along with the applicant's proposal to meet said requirements:

Assessor's Parcel Number:	568-151-03-00
Current Zoning:	Urban Core Specific Plan West Village (V-3)
General Plan Designation:	Mixed-Use Residential (MUR)
Lot Area:	0.20-acres

<p>PARKING REQUIRED: Parking spaces, broken down as follows: 2 spaces per 1,000 square-feet $2,357/500=5$ spaces</p> <p>Total = 5*</p> <p>*Located within Downtown District where additional parking is provided for site.</p>	<p>PARKING PROPOSED: Standard Spaces: 1 Tandem Spaces: 3 Compact Spaces: 0 ADA Spaces: 0 Total = 4</p>
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Planning staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a categorical exemption pursuant to Section 15332 of the State CEQA Guidelines. Thus, no further environmental review is necessary.

The proposed project is consistent with the development regulations of the Chula Vista Urban Core Specific Plan West Village (V-3 Zone), and Landscape Manual. The Zoning Administrator, under the provisions of Section 19.14.582.G of the Chula Vista Municipal Code, has conditionally approved the project subject to the following conditions:

- I. The following shall be accomplished to the satisfaction of the Development Services Director, prior to issuance of building permits, unless otherwise specified:

Development Services Department:

1. Prior to approval by the City of Chula Vista for the use of the subject property in reliance on this approval, the Applicant/Representative and Property Owner shall execute this document by making a true copy of this letter of conditional approval and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner

Date

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1712.
3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board approved by the Zoning Administrator on April 4, 2013.
4. A graffiti resistant treatment shall be specified for all wall and building surfaces, and noted on any building and wall plans. Additionally, the project shall conform to CVMC Section 9 20.055 regarding graffiti control. The applicant shall remove all graffiti on a regular basis. The Applicant shall place a note to this effect on the building permit plans.
5. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets as required by the Development Services Director. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Development Services Director.
6. All ground mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Director of Development Services.
7. The Applicant shall obtain approval of a sign permit for each sign by the Development Services Department. Signs shall comply with all applicable requirements of the Chula Vista Municipal Code and Urban Core Specific Plan regulations and design guidelines.

Land Development Division:

8. The Applicant shall be required to pay Engineering Fees based on the final approved building plans for the project.
 - ☐ Sewer Connection and Capacity Fees
 - ☐ Western Transportation Development Impact Fees (WTDIF)
 - ☐ Other Engineering Fees as applicable per attached Master Fee Schedule.
9. Additional deposits or fees in accordance with the City Subdivision Manual, and Master Fee Schedule will be required for the submittal of the following items:
 - ☐ Construction Permit

- 11 Prior to obtaining any Building Permit for the Project, or approval of the Final Map (whichever occurs first), if project's total on-site improvements exceed Engineering Threshold of (currently: \$50,000), per CVMC, Section 12 24.020, then the applicant shall be required to obtain a Construction Permit from the Land Development Section of the Department of Development Services. (The On-Site Improvements Trigger for Installation of Public Improvements is adjusted on an annual basis on July 1 based on the Engineer Construction Cost Index, See Attachment). A Construction Permit is required to perform the following work in the City's right-of-way, which may include, but is not limited to:
 - Removal and replacement of any broken or damaged curb, gutter, and sidewalk per SDRSD G-2, and G-7 along the project's frontage to the satisfaction of the City Engineer. Sidewalk shall be designed and constructed with proper transitions to existing conditions.
 - Removal and replacement of existing driveway(s) meeting design standards as shown in Chula Vista Construction Standard CVCS-1____. Current Driveway(s) shall be replaced, if it does not meet the City of Chula Vista Design Standards/ADA Standards, or if existing driveway is cracked or broken. Dedication of R/W as needed in order for driveway to comply with (American Disability Act) ADA requirements.
12. Separate permits for other public utilities (gas, electric, water, cable, telephone) shall be required, as necessary.
13. The construction and completion of all improvements and release requirements shall be secured in accordance with Section 18.16 220 of the Municipal Code.
14. The trash enclosure area shall be covered with a solid roof or awning to avoid contamination of runoff. The site shall be graded in such a way as to prevent run-on into, and run-off from, the trash enclosure area. The location of the trash enclosure area shall be shown on the plans.
15. The onsite sewer and storm drain system shall be private. All sewer laterals and storm drains shall be privately maintained from each building unit to the City-maintained public facilities.
16. Any private facilities within Public right-of-way or City easement will require an Encroachment Permit prior to Improvement Plan or Building Permit approval.
17. All utilities serving the subject property and existing utilities located within or adjacent to the subject property shall be under grounded in accordance with the Chula Vista Municipal Code Section. Further, all new utilities serving the subject property shall be under grounded prior to the issuance of Building Permits.

Fire Department

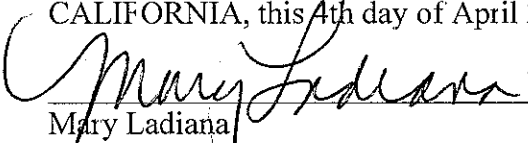
10. The project shall require a fire flow of 1,750 gallons per minute for a 2-hour duration (at 20 psi).
11. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the above mentioned fire flow is available to serve this project.
12. The Applicant shall provide a Knox Vault at the main entrance to the building.
 - Provide a Knox Box at the Fire control Room
25. The buildings shall be addressed in accordance with the following criteria:
 - 0 – 50ft from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51 – 150ft from the building to the face of the curb = 10-inches in height with a 1 ½ -inch stroke
 - 151ft from the building to the face of the curb = 16-inches in height with a 2-inch stroke
26. The Applicant is required to submit a deferred submittal to be reviewed and approved by the Fire Department, prior to any modifications to the sprinkler system.
27. Prior to the approval of the building permit, the Applicant shall provide a fire control room for review and approval by the Fire Department.
28. The Applicant shall provide one fire extinguisher for every 3000 square feet and 75 feet of travel in any direction

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-12-14, approved on April 4, 2013, which include site plan and architectural elevations on file in the Development Planning Division, the conditions contained herein, and Title 19.
2. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape plan.
3. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.

4. The Applicant/Representative and Property Owner shall and does hereby agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this permit, (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and Applicant/operator shall acknowledge their agreement to this provision by executing a copy of this permit where indicated below. The Applicant/Representative and Property Owner's compliance with this provision is an express condition of this permit and shall be binding on any and all of Applicant/Operator's successors and assigns.
- 5 This Design Review Permit shall become void and ineffective if not utilized within thirty-six (36) months from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code, unless an extension application is submitted within 30-days of the expiration date of April 4, 2016.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 4th day of April 2013.



Mary Ladiana
Zoning Administrator